

155.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

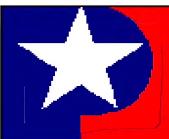
833,500 / 833,500

USE VALUE:

833,500 / 833,500

ASSESSED:

833,500 / 833,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 226 |        | CEDAR AVE, ARLINGTON  |

| OWNERSHIP                 | Unit #: |
|---------------------------|---------|
| Owner 1: TRAINOR THOMAS B |         |
| Owner 2: TRAINOR JULIA M  |         |
| Owner 3:                  |         |

|                            |  |
|----------------------------|--|
| Street 1: 226 CEDAR AVENUE |  |
| Street 2:                  |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02476       | Own Occ: Y |

|                                |  |
|--------------------------------|--|
| PREVIOUS OWNER                 |  |
| Owner 1: SOUSA PAULA CAMACHO - |  |
| Owner 2: -                     |  |

|                            |       |
|----------------------------|-------|
| Street 1: 226 CEDAR AVENUE |       |
| Twn/City: ARLINGTON        |       |
| St/Prov: MA                | Cntry |

|               |       |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

|  |  |
|--|--|
| NARRATIVE DESCRIPTION  |  |
| This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

|                  |      |
|------------------|------|
| PROPERTY FACTORS |      |
| Item             | Code |
| Z                | R1   |
| o                |      |
| n                |      |
| Census:          |      |
| Flood Haz:       |      |
| D                |      |
| s                |      |
| t                |      |

|        |  |
|--------|--|
| Exempt |  |
|        |  |

|        |   |       |
|--------|---|-------|
| Topo   | 8 | Ledge |
| Street |   |       |
| Gas:   |   |       |

|                                   |             |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) |             |
| Use Code                          | Description |
| LUC Fact                          | No of Units |
| Depth / PriceUnits                | Unit Type   |
| Land Type                         | LT Factor   |
| Base Value                        | Unit Price  |
| Adj                               | Neigh       |

|     |            |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 6696 | Sq. Ft. | Site | 0 | 70. | 0.93 | 7 |  |  |  |  |  |  |  |  |  |  |  |  |  |
|     |            |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |  |  |  |  |  |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|----------|-----------|----------------|------------|------------|-------------|-------------------|
| 101      | 6696.000  | 392,400        | 6,500      | 434,600    | 833,500     |                   |

|              |       |         |       |         |         |                  |
|--------------|-------|---------|-------|---------|---------|------------------|
| Total Card   | 0.154 | 392,400 | 6,500 | 434,600 | 833,500 | Entered Lot Size |
| Total Parcel | 0.154 | 392,400 | 6,500 | 434,600 | 833,500 | Total Land:      |

|                         |                                       |                 |                 |
|-------------------------|---------------------------------------|-----------------|-----------------|
| Source: Market Adj Cost | Total Value per SQ unit /Card: 438.64 | /Parcel: 438.64 | Land Unit Type: |
|-------------------------|---------------------------------------|-----------------|-----------------|

|           |                   |               |
|-----------|-------------------|---------------|
| Parcel ID | 155.0-0005-0004.0 | Date          |
|           |                   | 12/23/2021    |
|           |                   | Year end      |
|           |                   | 12/10/2020    |
|           |                   | Year End Roll |
|           |                   | 12/18/2019    |
|           |                   | Year End Roll |
|           |                   | 1/3/2019      |
|           |                   | Year End Roll |
|           |                   | 12/20/2017    |
|           |                   | Year End Roll |
|           |                   | 1/3/2017      |
|           |                   | Year End      |
|           |                   | 1/4/2016      |
|           |                   | Year End      |
|           |                   | 12/11/2014    |
|           |                   | Year End Roll |

!12177!

## PRINT

Date Time

12/30/21 14:06:03

## LAST REV

Date Time

09/18/18 14:19:16

apro

12177

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

